



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

STATE PUBLIC WORKS BOARD
February 14, 2003
MINUTES

PRESENT:

Mr. Dave Takashima, Chief Deputy Director, Department of Finance
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Mr. Barry Hemphill, Deputy Director, Telecommunications Division, Department of General Services
Mr. Steve Westly, Controller, State Controller's Office
Mr. Francisco Lujano, Director, Securities Management Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member Darrell Steinberg
Assembly Member Wilma Chan
Assembly Member Fabian Nunez
Senator Betty Kernet
Senator Wesley Chesbro
Senator Gilbert Cedillo

STAFF PRESENT:

James Tilton, Administrative Secretary, State Public Works Board, Department of Finance
Kathryn Amann, Assistant Administrative Secretary, State Public Works Board
Madelynn McClain, Executive Secretary, State Public Works Board
Genevieve Frederick, Budget Analyst, Department of Finance
Deborah Dills, Budget Analyst, Department of Finance

OTHERS PRESENT:

Chris Vance, State Treasurer's Office
Chris Kooyman, State Treasurer's Office
Mike Miller, Department of Corrections
Dale Clevenger, Community Colleges
Irene Anderson, Department of General Services
David Stevens, Orrick, Herrington, and Sutcliffe
Cynthia Spita, Department of Parks and Recreation
Warren Westrup, Department of Parks and Recreation
Bob Kane, Department of Parks and Recreation
Cody Press, Salomon Smith Barney

CALL TO ORDER AND ROLL CALL:

Mr. Takashima, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

ACTION ITEMS:

Mr. Tilton reported that there were two action items. We are pulling Action Item #2, Office of Criminal Justice Planning, Los Angeles Regional Crime Laboratory.

Action Item #1, Department of Forestry and Fire Protection, San Luis Obispo Ranger Unit Headquarters. This action will recognize a scope change for this project. A 20-day letter was sent to the Legislature on January 24, 2003, without comment. This Item corresponds to Bond Item #5.

A motion was made by Mr. Garcia, and Seconded by Mr. Hemphill to adopt Action Item #1.

Action Item #1 was adopted by a 3-0 vote.

BOND ISSUES:

Mr. Tilton reported that there were nine bond items. We are pulling Item #4, Department of Forestry and Fire Protection, Hemet-Ryan Air Attack Base, Item #6, California Community Colleges, Citrus College, Math/Science Building Replacement, Item #7, California Community Colleges, Palomar College, High Tech Laboratory Classroom Building, Item #8, California Community Colleges, Santiago Canyon College, Learning Resource Center, and Item #11, Office of Criminal Justice Planning, Los Angeles Regional Crime Laboratory, to allow staff more time for due diligence.

Item #3, California Conservation Corps, Delta Service District, Relocate Facility. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Westly, and Seconded by Mr. Hemphill to adopt Bond Item #3.

Bond Item #3 was adopted by a 5-0 vote.

Item #5, Department of Forestry and Fire Protection, San Luis Obispo Ranger Unit Headquarters, Replace Facility. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Westly, and Seconded by Mr. Garcia to adopt Bond Item #5.

Bond Item #5 was adopted by a 5-0 vote.

Item #9, California Community Colleges, College of the Sequoias, Multimedia Learning Resource Center. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Lujano, and Seconded by Mr. Westly to adopt Bond Item #9.

Bond Item #9 was adopted by a 5-0 vote.

Item #10, California Community Colleges, Folsom Lake Center, Instructional Facilities, Phase 1B. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Garcia, and Seconded by Mr. Hemphill to adopt Bond Item #10.

Bond Item #10 was adopted by a 5-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the **Consent Calendar** covered Items #12 through #22.

In summary, the **consent calendar** proposes: two requests to approve preliminary plans, one request to authorize site selection, two requests to authorize acquisition, two requests to authorize site selection and acquisition, two requests to recognize a scope change, one request to approve the reversion of bid savings, one request to approve the use of Inmate Day Labor, and one request to authorize execution of the First Amendment to Amended and Restated Site Lease and the Second Amendment to Facility Lease by and between the State Public Works Board and the University of California.

There were two 20-day letters. Item #17, Department of Parks and Recreation, Big Basin Redwoods State Park, Wastewater Collection/Treatment System Improvements, recognize a scope change. A 20-day letter was sent to the legislature on January 24, 2003, without comment. Item #21, California Community Colleges, Santa Barbara City College, Gymnasium Remodel, recognize a scope change. A 20-day letter was sent to the Legislature on January 24, 2003, without comment.

Staff recommends approval of the **consent calendar** Items #12 through #22

A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt the Consent Calendar and to approve Items #12 through #22.

The consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Mr. Tilton stated that there were no additional Action Items.

OTHER BUSINESS:

Mr. Tilton noted that there were no items of other business.

REPORTABLES:

Mr. Tilton indicated there were two reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, March 14, 2003, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:10 a.m.

ACTION ITEM

ACTION ITEM – 1

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN LUIS OBISPO RANGER UNIT HEADQUARTERS, SAN LUIS OBISPO COUNTY
Replace Facility

Authority: Chapter 106/01, Item 3540-301-0660 (4)
Chapter 379/02, Item 3540-301-0660 (8.7)

a. Recognize scope change

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 1

Department of Forestry and Fire Protection
San Luis Obispo Ranger Unit Headquarters, Replace Facility

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The authorized project is a collaborative effort between the California Department of Forestry and Fire Protection (CDF), the County of San Luis Obispo, and the United States Department of Agriculture (Forest Service). The project consists of a 15,300 (sf) Administrative and Emergency Command Center; a 3,752 (sf) Apparatus building; a 2,750 (sf) Service Center/Warehouse building; a 650 (sf) Hazmat & Flammable Storage building; and associated demolition, site development, paving, curbs, sidewalks, landscaping, and utilities. The CDF has requested a scope change to remove the Cuesta Conservation Camp Automotive Shop component and associated site work from the scope of this project to stay within budget and on schedule. A 20-Day Letter was sent to the Legislature on January 24, 2002 with no comment.

Funding and Cost Verification

This project is within cost. Item 3540-301-0660(4), Budget Act of 2001, and Item 3540-301-0660(8.7), Budget Act of 2002, provide \$5,720,000 and \$974,000 respectively, for a total of \$6,694,000 for the construction phase of this project (State's share). The Forest Service initially agreed to provide miscellaneous equipment to cover their share of the project's cost. However, due to circumstances beyond CDF's control, the Forest Service has decided to withdraw from this project and will not be providing the necessary equipment. While the Forest Service has agreed to reimburse CDF \$297,000 for its share of design costs to date for pulling out of the project, a \$1,252,000 funding deficit remains (18.7 percent of the construction phase), because this equipment will still need to be purchased.

To bring the project back within cost, it is necessary to remove the Auto Shop component from the project. The existing Auto Shop will continue to be used by CDF until a new Auto Shop is

constructed in the near future. It is estimated that not relocating the existing Auto Shop will result in \$367,000 in bid savings and allow the remaining components of the Ranger Unit Headquarters to proceed without further delays and costly redesign work.

It should be noted that the County of San Luis Obispo's share of the project costs that were identified in the Capital Outlay Budget Change Proposal was omitted from the project's legislatively recognized cost. In an effort to remedy this oversight, a Section 28.00 Letter to include \$1,290,000 in reimbursements from the County and \$297,000 in reimbursements from the Forest Service will be sent concurrently with the 20-Day Letter.

\$9,467,000 total authorized project costs

\$9,100,000 total estimated project costs

\$1,184,000 project costs previously allocated: preliminary plans \$570,000 and working drawings \$614,000

\$7,875,000 project costs to be allocated: construction \$7,916,000 (\$6,725,000 contract, \$336,000 contingency, \$483,300 A&E, and \$330,700 for other project costs

\$407,000 estimated project savings

CEQA

A Notice of Determination for the approved Negative Declaration was filed with the State Clearinghouse on February 9, 2000, and the waiting period expired on March 11, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: July 2005

Staff Recommendation: Recognize scope change.

ACTION ITEM

ACTION ITEM – 2

**OFFICE OF CRIMINAL JUSTICE PLANNING (8100)
LOS ANGELES REGIONAL CRIME LABORATORY**

*Authority: Chapter 1124/02, Section 18 and Section 18.5.
Government Code Section 14669.21*

- a. Approve preliminary plans**
- b. Recognize a scope change**

PULLED.

ACTION ITEM

STAFF ANALYSIS – 2

Office of Criminal Justice Planning
Los Angeles Regional Crime Laboratory

Action requested

The requested action will approve preliminary plans and recognize a scope change for this project.

Scope Description

This project is not within scope. The original authorization for this project includes parking for approximately 600 vehicles. It is proposed and requested that the parking for approximately 600 vehicles be reduced to approximately 400 vehicles. During the development of the preliminary plans it was discovered that only 400 parking spaces were required to be developed by the project for the proper operation of the laboratory. The estimated cost savings from the reduced parking is included in the current estimate. Other than the proposed parking change, the project scope is unchanged and includes the Acquisition, Development, Designing and Construction of a Forensic Science and DNA Crime Laboratory facility (209,080 SF) for joint use of the LA County Sheriff's Department, LA Police Department and the California State University Los Angeles. Also, included are the site infrastructure, utilities, sidewalks and paving. A 20-day letter was sent to the Legislature on January 24, 2003, without comment.

Funding and Cost Verification

\$96,000,000 total estimated project costs:

\$4,566,158 project costs previously allocated:

\$91,433,842 project costs to be allocated: working drawings \$13,154,000 (which includes \$6,000,000 for pre-ordering of structural steel), construction \$78,279,842 (contract \$64,751,000; contingency \$3,238,000 and A&E \$9,782,112, ARI \$508,730)

CEQA

A Mitigated Negative Declaration is complete and was filed with the State Clearing House on December 23, 2002.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: February 2003
Approve working drawings: December 2003
Complete construction: September 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds and recognize a scope change.

BOND ITEM

BOND ITEM – 3

CALIFORNIA CONSERVATION CORPS (3340)
DELTA SERVICE DISTRICT, SAN JOAQUIN COUNTY
Relocate Facility

Authority: Chapter 52/00, Item 3340-301-0001 (4.6)
Chapter 106/01, Item 3340-301-0001 (3)
Chapter 3/02, Third Extraordinary Session (Section 2)
Chapter 379/02, Item 3340-490-0660 (2)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the California Conservation Corps and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the California Conservation Corps and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$13,755,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 3

California Conservation Corps
Delta Service District, Relocate Facility

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The approved project authorizes the construction of a California Conservation Corps (CCC) residential facility to replace the Stockton facility. The new facility will consist of an administration building (2,964 square feet) a warehouse (10,684 square feet), a hazardous materials building (150 square feet), multiple purpose room – kitchen/ dining room (9,000 square feet), dorms (16,300 square feet), an educational and recreation building (10,454 square feet) and paved service areas (20,000 square feet). The facility will be designed to accommodate 111 corpmembers.

Funding and Cost Verification

This project is within cost. Chapter 52, Statutes of 2000, Item 3340-301-0001 (4.6) appropriated \$55,000 for a study as part of this project. \$200,000 of the acquisition costs have been funded through Chapter 106, Statutes of 2001, Item 3340-301-0001 (3) which was appropriated for this purpose. The remaining program costs of \$13,755,000 in lease revenue bonds will be funded through Chapter 3, Statutes of 2002, 3rd Extraordinary Session as reappropriated through Chapter 379, Statutes of 2002, Item 3340-490-0660 (2). It is anticipated a reversion request will be processed to revert unnecessary acquisition funds of approximately \$1,400,000 as soon as the acquisition phase is completed.

\$12,610,000 total estimated project costs

\$14,010,000 total authorized project costs

\$255,000 project costs previously allocated: study \$55,000, acquisition staff work \$200,000

\$12,355,000 project costs to be allocated: acquisition additional staff work \$100,000, preliminary plans \$588,000, working drawings \$645,000, construction \$11,022,000 (\$9,402,000 contract, \$470,000 contingency, \$1,150,000 A&E costs)

\$1,400,000 anticipated savings

CEQA

CEQA filing is not yet complete. CEQA will be completed around July 31, 2003.

Other:

- The CCC is being asked to leave the existing site that serves the Delta area and accelerated completion of this project is necessary to ensure the cormmembers are not displaced.
- The CCC will be requesting funding for preliminary plans prior to completing the acquisition phase in order to accelerate the project. The acquisition phase will not be completed until CEQA is completed.
- Because the identified site is already State owned, the acquisition will not be coming before the PWB for site selection but due diligence will be performed on the site to ensure the property is appropriate for a Lease Revenue Bond project. Some acquisition funding has been spent to locate a site and additional funds will be required to address staff costs associated with completing this due diligence and processing the acquisition.
- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in three phases. The first request will be for funds necessary to address the remaining acquisitions costs that will occur as part of the site selection process and to fund preliminary plan development. The second request will be for working drawings. The final request will be for the construction funding, upon satisfactory completion of working drawings and real estate due diligence.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: February 2004
Approve working drawings: January 2005
Complete construction: November 2006

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 4

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HEMET-RYAN AIR ATTACK BASE, RIVERSIDE COUNTY
Replace Facility

Authority: Chapter 106/01, Item 3540-301-0660(6)
Chapter 379/02, Item 3540-301-0660(8.8)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: **\$5,456,000**

PULLED.

BOND ITEM

STAFF ANALYSIS – 4

Department of Forestry and Fire Protection
Hemet Ryan Air Attack Base, Replace Facility

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The approved project consists of constructing the following: a helicopter hanger (approximately 1,984 sq. ft.); an OV-10 hangar (3,600 sq. ft.); a 4,646 air operations building; a 3,850 sq. ft. (22 bed), barracks/messhall; and a 4,812 sq. ft. 3-bay apparatus building/warehouse building. Site work consists of demolition, clearing and grubbing, earthwork, paving, utilities and landscaping. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, authorized the acquisition of a long-term lease and tarmac construction work associated with this Lease Revenue Bond Project.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3540-301-0660(6), Budget Act of 2001, appropriated \$3,347,000 for the construction phase of this project and was approved by the PWB for interim financing on January 11, 2002. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, appropriated an additional \$2,109,000 for acquisition of a long-term lease and construction costs.

\$5,786,000 total estimated project costs

\$330,000 project costs previously allocated: preliminary plans \$164,000 and working drawings \$166,000

\$5,456,000 project costs to be allocated: acquisition \$350,000 and construction \$5,106,000 (\$4,384,000 contract; \$219,000 contingencies; and \$503,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 23, 2000, and the waiting period expired on June 22, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: December 2003

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 5

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN LUIS OBISPO RANGER UNIT HEADQUARTERS, SAN LUIS OBISPO COUNTY
Replace Facility

Authority: Chapter 106/01, Item 3540-301-0660 (4)
Chapter 379/02, Item 3540-301-0660 (8.7)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: \$6,287,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 5

Department of Forestry and Fire Protection
San Luis Obispo Ranger Unit Headquarters, Replace Facility

Action requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The approved project is a joint use effort between the California Department of Forestry and Fire Protection (CDF) and the County of San Luis Obispo for the construction of a 15,300 (sf) Administrative and Emergency Command Center; a 3,752 (sf) Apparatus building; a 2,750 (sf) Service Center/Warehouse building; a 650 (sf) Hazmat & Flammable Storage building; and associated demolition, site development, paving, curbs, sidewalks, landscaping, and utilities. The CDF has requested a scope change to remove the

Cuesta Conservation Camp Automotive Shop component and associated site work from the scope of this project to stay within budget and on schedule. A 20-Day Letter was sent to the Legislature on January 24, 2002 with no comment.

Funding and Cost Verification

This project is within cost. Item 3540-301-0660(4), Budget Act of 2001, and Item 3540-301-0660(8.7), Budget Act of 2002, provide \$5,720,000 and \$974,000 respectively, for a total of \$6,694,000 for the construction phase of this project. The Forest Service initially agreed to provide miscellaneous equipment to cover their share of the project's cost. However, due to circumstances beyond CDF's control, the Forest Service has decided to withdraw from this project and will not be providing the necessary equipment. While the Forest Service has agreed to reimburse CDF \$297,000 for its share of design costs to date for pulling out of the project, a \$1,252,000 funding deficit remains (18.7 percent of the construction phase), because this equipment will still need to be purchased.

To bring the project back within cost, it is necessary to remove the Auto Shop component from the project. The existing Auto Shop will continue to be used by CDF until a new Auto Shop is constructed in the near future. It is estimated that not relocating the existing Auto Shop will result in \$367,000 in bid savings and allow the remaining components of the Ranger Unit Headquarters to proceed without further delays and costly redesign work.

It should be noted that the County of San Luis Obispo's share of the project costs that were identified in the Capital Outlay Budget Change Proposal was omitted from the project's legislatively recognized cost. In an effort to remedy this oversight, a Section 28.00 Letter to include \$1,290,000 in reimbursements from the County and \$297,000 in reimbursements from the Forest Service will be sent concurrently with this scope change letter.

| | |
|-------------|--|
| \$9,467,000 | total authorized project costs |
| \$9,100,000 | total estimated project costs |
| \$1,184,000 | project costs previously allocated: preliminary plans \$570,000 and working drawings \$614,000 |
| \$7,875,000 | project costs to be allocated: construction \$7,916,000 (\$6,725,000 contract, \$336,000 contingency, \$483,300 A&E, and \$330,700 for other project costs |
| \$407,000 | estimated project savings |

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 9, 2000, and the waiting period expired on March 11, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: July 2005

Staff Recommendation: Adopt resolution

BOND ITEM

BOND ITEM – 6

CALIFORNIA COMMUNITY COLLEGES (6870)
CITRUS COMMUNITY COLLEGE DISTRICT
CITRUS COLLEGE, LOS ANGELES COUNTY
Math/Science Building Replacement

Authority: Chapter 106/01, Item 6870-301-0574 (13)
Chapter 33/02, Section 34 (a) (4) (H)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Citrus Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Citrus Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the Citrus Community College District and the State Public Works Board.
5. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$8,438,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 6

California Community Colleges
Citrus Community College District, Citrus College, Los Angeles County
Math/Science Building Replacement

Action Requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

The project is within scope. This project demolishes three older instructional buildings and constructs a 23,421 asf replacement building consisting of 10,360 asf lecture, 7,000 asf laboratory, 3,227 asf office, and 2,834 asf other space.

Funding and Project Cost Verification

This project is within cost.

| | |
|-------------|---|
| \$9,226,000 | total estimated project costs |
| \$788,000 | project costs previously allocated: preliminary plans \$464,000 and working drawings \$324,000 |
| \$8,438,000 | project costs to be allocated: construction \$8,324,000 (\$7,468,000 contracts, \$373,000 contingency, \$483,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$114,000 at EI 2564 |

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 22, 1993, and the waiting period expired on August 28, 1993.

Project Schedule

The project schedule is as follows:

Complete construction: March 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 7

CALIFORNIA COMMUNITY COLLEGES (6870)
PALOMAR COMMUNITY COLLEGE DISTRICT,
PALOMAR COLLEGE, SAN DIEGO COUNTY
High Tech Laboratory-Classroom Building

Authority: Chapter 50/99, Item 6870-301-0574 (54.1)
Chapter 106/01, Item 6870-301-0574 (42)
Chapter 33/02, Section 34 (a) (4) (I)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Palomar Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Palomar Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the Palomar Community College District and the State Public Works Board.
5. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$29,358,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 7

California Community Colleges
Palomar Community College District, Palomar College, San Diego County
High Tech Laboratory-Classroom Building

Action Requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

The project is within scope. The project constructs a 67,313 asf laboratory/classroom building, including 37,025 asf laboratory and service, 8,314 asf classroom, 16,052 asf office and service, and 5,922 asf conference and other space. Minor refinements in design have resulted in a slight shifting of spaces but still yield the same asf.

Funding and Project Cost Verification

This project is within cost.

| | |
|--------------|---|
| \$31,363,000 | total estimated project costs |
| \$ 2,005,000 | project costs previously allocated: preliminary plans \$942,000 and working drawings \$1,063,000 |
| \$29,358,000 | project costs to be allocated: construction \$27,952,000 (\$25,360,000 contracts, \$1,264,000 contingency, \$1,328,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$1,406,000 at EI 2564 |

CEQA

A Negative Declaration was filed with the State Clearinghouse on April 14, 2000, and the waiting period has expired.

Project Schedule

The project schedule is as follows:

Complete construction: March 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 8

CALIFORNIA COMMUNITY COLLEGES (6870)
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT,
SANTIAGO CANYON COLLEGE, ORANGE COUNTY
Learning Resource Center

Authority: Chapter 50/99, Item 6870-301-0574 (55.1)
Chapter 106/01, Item 6870-301-0574 (43)
Chapter 33/02, Section 34 (a) (4) (A)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Rancho Santiago Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Rancho Santiago Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the Rancho Santiago Community College District and the State Public Works Board.
5. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization: \$8,975,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 8

California Community Colleges
Rancho Santiago Community College District, Santiago Canyon College, Orange County
Learning Resource Center

Action Requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

The project is within scope. The project constructs a 29,329 asf learning resource center consisting of 20,203 asf for library, 4,928 asf for AVTV, 2,913 asf for offices, 794 asf for laboratory, and 491 asf other spaces. Minor refinements in design have resulted in a slight shifting of spaces but still yield the same asf.

Funding and Project Cost Verification

This project is within cost.

\$9,565,000 total estimated project costs

\$ 590,000 project costs previously allocated: preliminary plans \$278,000 and working drawings \$312,000

\$8,975,000 project costs to be allocated: construction \$8,099,000 (\$7,300,000 contracts, \$365,000 contingency, \$434,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$876,000 at EI 2564.

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 20, 2000, and the waiting period expired on May 20, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: March 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 9

CALIFORNIA COMMUNITY COLLEGES (6870)
SEQUOIAS COMMUNITY COLLEGE DISTRICT,
COLLEGE OF THE SEQUOIAS, TULARE COUNTY
Multimedia Learning Resource Center

Authority: Chapter 50/99, Item 6870-301-0574 (75.1)
Chapter 106/01, Item 6870-301-0574 (66)
Chapter 33/02, Section 34 (a) (4) (C)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Sequoias Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Sequoias Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the Sequoias Community College District and the State Public Works Board.
5. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$13,910,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 9

California Community Colleges
Sequoias Community College District, College of the Sequoias, Tulare County
Multimedia Learning Resource Center

Action Requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

The project is within scope. This 38,216 asf project constructs a multimedia learning resource center consisting of 25,199 asf in library, 10,365 asf in learning skills, 2,949 asf in AV/TV media services, and 706 asf in office space. Refinements in design have resulted in slight adjustments in asf providing a net increase of 216 asf.

Funding and Project Cost Verification

This project is within cost.

| | |
|--------------|--|
| \$14,971,000 | total estimated project costs |
| \$1,061,000 | project costs previously allocated: preliminary plans \$333,000 and working drawings \$728,000 |
| \$13,910,000 | project costs to be allocated: construction \$11,765,000 (\$10,581,000 contracts, \$529,000 contingency, \$655,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$2,145,000 at EI 2564. |

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 25, 1997, and the waiting period expired on August 26, 1997.

Project Schedule

The project schedule is as follows:

Complete construction: March 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 10

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS RIOS COMMUNITY COLLEGE DISTRICT,
FOLSOM LAKE CENTER, SACRAMENTO COUNTY**
Instructional Facilities, Phase 1B

*Authority: Chapter 50/99, Item 6870-301-0574 (45.1)
Chapter 106/01, Item 6870-301-0574 (31)
Chapter 33/02, Section 34 (a) (4) (G)*

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Los Rios Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Los Rios Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the Los Rios Community College District and the State Public Works Board.
5. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$35,770,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 10

California Community Colleges
Los Rios Community College District, Folsom Lake Center, Sacramento County
Instructional Facilities, Phase IB

Action Requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

The project is within scope. The project provides 63,050 asf of new space, including 11,540 asf lecture, 27,310 asf laboratory, 8,480 asf office, 13,720 asf library, 1,000 asf AVTV, and 1,000 asf other spaces; in addition, 1,940 asf of existing space will be remodeled into office space.

Funding and Project Cost Verification

This project is within cost.

\$38,660,000 total estimated project costs

\$2,890,000 project costs previously allocated: preliminary plans \$1,537,000 and working drawings \$1,353,000

\$35,770,000 project costs to be allocated: construction \$28,217,000 (\$25,669,000 contracts, \$1,234,000 contingency, \$1,314,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$7,553,000 at EI 2564

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 19, 1990, and the waiting period expired on August 18, 1990.

Project Schedule

The project schedule is as follows:

Complete construction: March 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 11

OFFICE OF CRIMINAL JUSTICE PLANNING (8100) LOS ANGELES REGIONAL CRIME LABORATORY

Authority: Chapter 1124/02, Section 18 and 18.5, Government Code Section 14669.21

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Approve the form of and authorize the execution of the Construction Agreement between the Office of Criminal Justice Planning and the State Public Works Board.
3. Approve the form of and authorize the execution of new and/or amended Facility Leases between the Office of Criminal Justice Planning and the State Public Works Board.
4. Approve the form of and authorize the execution of new and/or amended Site Leases between the Office of Criminal Justice Planning and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Bond Authorization:

\$96,000,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 11

Office of Criminal Justice Planning
Los Angeles Regional Crime Laboratory

Action Requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is not within scope. The original authorization for this project includes parking for approximately 600 vehicles. It is proposed and requested that the parking for approximately 600 vehicles be reduced to approximately 400 vehicles. During the development of the preliminary plans it was discovered that only 400 parking spaces were required to be developed by the project for the proper operation of the laboratory. The estimated cost savings from the reduced parking is included in the current estimate. A scope change letter was sent to the legislature on January 24, 2003, without comment.

Other than the proposed parking change, the project scope is unchanged and includes the Acquisition, Development, Designing and Construction of a Forensic Science and DNA Crime Laboratory facility (209,080 SF) for joint use of the LA County Sheriff's Department, LA Police Department and the California State University Los Angeles. Also, included is the site infrastructure, utilities, sidewalks and paving.

Funding and Cost Verification

\$96,000,000 total estimated project costs:

\$4,566,158 project costs previously allocated:

\$91,433,842 project costs to be allocated: Working Drawings \$13,154,000 (which includes \$6,000,000 for pre-ordering of structural steel), construction \$78,279,842 (contract \$64,751,000; contingency \$3,238,000 and A&E \$9,782,112, ARI \$508,730)

CEQA

A Notice of Declaration was filed with the State Clearinghouse on December 23, 2002, and the waiting period expired on January 22, 2003.

Project Schedule

The project schedule is as follows:

| | |
|---------------------------|----------------|
| Approve preliminary plans | February 2003 |
| Approve working drawings: | December 2003 |
| Complete construction: | September 2005 |

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 12

DEPARTMENT OF GENERAL SERVICES (1760)
BAY AREA RESEARCH EXTENSION CENTER, SANTA CLARA COUNTY
Project Number UC-001, SSL 610, DGS Parcel Number 10150

Authority: Chapter 50/99, Item 6440-001-0001(17)
Chapter 631/02, Section 1

a. Authorize site selection and acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 12

Department of General Services
Bay Area Research Extension Center
Santa Clara County

Action requested

The requested action will authorize site selection and acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The project provides the State's acquisition of approximately 17 acres in the City of Santa Clara, Santa Clara County, which is currently owned by the Regents of the University of California (Regents). Chapter 50, Budget Act of 1999, Item 6440-001-0001(17) provides \$2,000,000 of the University of California (UC) with a provision requiring this property being made available to the State for other purposes without restriction. The grant of this real property from UC to the State satisfies this contingency. Chapter 631, Statutes of 2002, Section 1 authorizes DGS to sell, lease, or exchange the property after obtaining entitlements to enhance its value.

Funding and Cost Verification

This project is within cost. The property will be conveyed at no cost pursuant to Chapter 50, Budget Act of 1999, Item 6440-001-0001(17).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 20, 2002, and the waiting period expired on January 23, 2003.

Project Schedule

The anticipated close of escrow is February 2003

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on January 14, 2003, and has reviewed the Preliminary Site Assessment (PSA) Phase I and II studies prepared for the Bay Area Research Extension Center (BAREC). The Phase I and II studies are adequate and complete and have been conducted according to the

American Society for Testing and Materials (ASTM) standards. The site is located at 90 North Winchester Boulevard, Santa Clara, California and is approximately 17 acres currently owned by the Regents of the University of California. This Research Extension Center has occupied the site since 1928. Due to the site being used as an agricultural research and experimentation station, the Phase I and II reports were conducted in order to understand the extent of the contamination (primarily for pesticides) at the site. The Phase I found that further surface and subsurface environmental investigations were necessary to determine whether soil and/or ground water has been adversely impacted by pesticide use (referred to as the Phase II report).

The purpose of the Phase II report was to determine whether current or past chemical use at the site has resulted in soil concentrations that might pose a threat to public health and the environment. As stated in the report, arsenic and dieldrin were the chemicals of potential concern found at concentrations above U.S. Environmental Protection Agency preliminary remediation goals. A human health risk assessment was conducted and removal actions drafted to address the elevated concentrations. There is one area of the site that has a particularly concentrated level of arsenic that will need to be removed. A Voluntary Cleanup Agreement between the Department of Toxic Substances Control (DTSC) and the Department of General Services (DGS) is in the final stages and will be signed by both parties very soon. Upon submission of satisfactory reports to DTSC by DGS, DTSC will approve a risk assessment, community relation's plan, and a final Removal Action Workplan (RAW). DTSC will then provide a certification of closure upon completion of the remediation project. Removal of the soils will reduce cancer risks for potential future receptors to levels allowable for unrestricted land use, namely, residential use.

The purpose of this property transfer is to allow DGS to sell the property as Surplus Government Property. Because this property transfer is from one State agency to another, there is no additional liability associated with the property transaction and ESS recommends approval of the transaction.

Prior to development of the property, the site will be remediated with DTSC oversight and a review for compliance with the California Environmental Quality Act (CEQA) by the purchasing agency. The cost of remediation will be included as a part of the purchase agreement.

Other:

- The property is known as the Bay Area Research Extension Center and has been utilized by the Regents of the University of California for agricultural research and testing purposes. The cost to remediate the soil has not been determined. However, the cost is estimated to be significantly less than the value of the real estate.
- The site was originally gifted to the State. The State granted the property to the Regents by deeds recorded on September 15, 1952 and on March 18, 1963. The deeds included reversionary language, which stated that in the event that the whole or any part of the property granted is no longer desirable or necessary for use in agricultural research, the fee title shall revert to and vest in the State of California.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HENRY W. COE STATE PARK, GILROY HOT SPRINGS
SANTA CLARA COUNTY
DPR Parcel Numbers A39301

Authority: Chapter 52/00, Item 3790-301-0005(15)

a. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 13

Department of General Services
Department of Parks and Recreation
Henry W. Coe State Park, Gilroy Hot Springs

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of high priority additions to Henry W. Coe State Park within the Nature Conservancy's Mt. Hamilton Open Space project. This funding was approved with the specification that priority be given to the Stevenson property adjacent to the park. This request will authorize site selection of fee simple interest in approximately 241.93 acres, which is part of the Mt. Hamilton Open Space project.

Funding and Cost Verification

This project is within cost. Chapter 52/00, 3790-301-0005(15) provides funding for this acquisition in fee simple interest and associated overhead for the real property. Approximately \$3,000,000 the funds appropriated have already been spent to acquire other properties within this area. Sufficient funds remain to within the appropriation to fund this acquisition.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 31, 2002, and the waiting period expired on March 7, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April, 2003.

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Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on September 9, 2002, of the Gilroy Hot Springs property located approximately 15 miles northeast of Gilroy, California. ESS staff also reviewed a formal Preliminary Site Assessment, Phase I report completed on this property for the Nature Conservancy dated January 2002. The Phase I report did not identify the parcel as being listed on any environmental regulatory agency databases. Limited asbestos and lead-based paint sampling was undertaken as part of the Phase I study. Several physical hazards were observed on this property as well as other areas of concern that should be addressed prior to acquisition. The following is a list of the major concerns identified during the site visit:

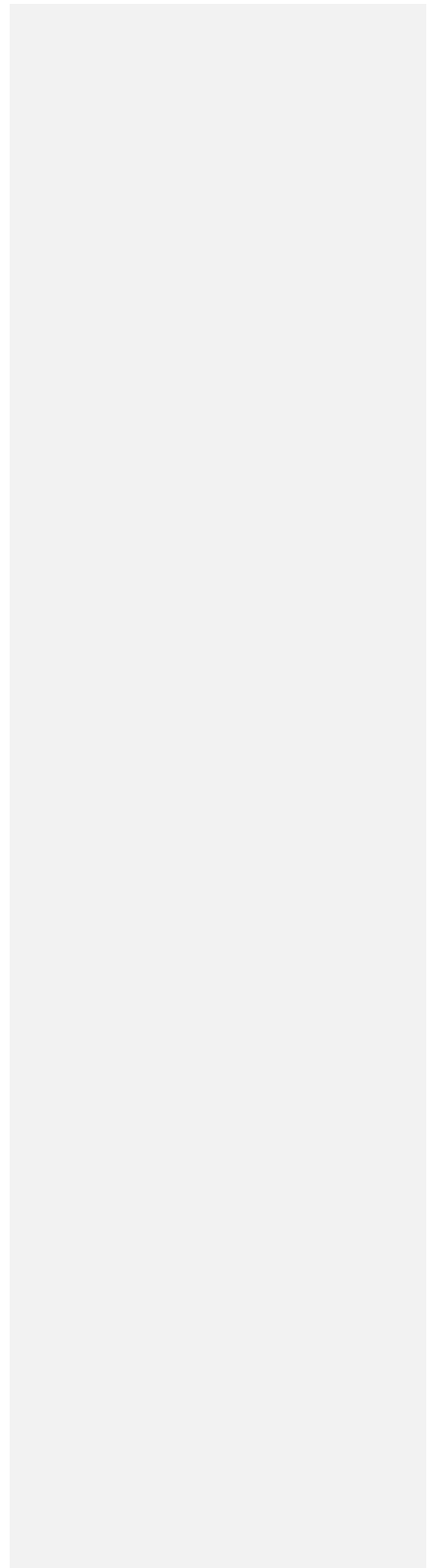
- Garbage and trash in the meadow area contain hazardous materials intermixed with other rubbish.
- There are other small dumps within the core area of the property that contain some hazardous materials, e.g., paint cans, oil containers, batteries, engine parts, propane canisters, etc.
- There are asbestos containing materials (ACM) and lead based paint present at several of the buildings (identified in the Phase I report).
- There are several abandoned compressed gas tanks located on site.
- A 55-gallon plastic barrel containing unknown sludge is located on the porch of the Texas building.
- The Louisiana building has collapsed and fallen downslope, forming a debris pile.
- The property contains an abandoned septic system.
- Several wells are present on the property.
- Water and irrigation lines run throughout the 8-acre core area of the property.
- Tires have been used for erosion control in the road to the meadow.
- The walls of the "newer" swimming pool are caving in due to erosion and earth pressure.
- Erosion issues are present in the core area of the property due to the steep slopes, road cuts and building placement.
- Historically, an automobile garage and an acetylene gas plant were located on the property. Archival research needs to be undertaken to ascertain site locations and limited soil testing for possible contaminants is recommended.
- The site is listed on the California Register of Historic Places necessitating SHPO consultation prior to demolition of any recognized buildings.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is improved with approximately fifteen cabins plus other outbuildings. One tenant, a caretaker, resides on the property and is entitled to relocation assistance. The cost of relocation is estimated to be \$19,690. These costs will be paid from the existing acquisition appropriation.
- Based on the DGS Environmental inspection of the property, DPR is aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property. The seller and DPR are working together to remediate many of the identified, potential safety and environmental issues before acquisition by the State of California.
- Until additional resources were provided through the normal budget process, DPR would provide limited public access to the historic area (about 20 acres) and full public access to the non-developed portions of the property (about 200 acres). DPR would absorb this additional workload using existing staff and volunteers.

- To provide more complete access to the park, DPR estimates that three additional positions would be required. This would require one-time costs of \$256,000 for preparing reports on historic structures and landscaping; the purchase of chemical toilets, signs, vehicles and other special equipment; and funds for debris clean up. Ongoing costs of \$350,000 would be required for personal services and operating expenses. Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR does not have the resources to address the costs of full public access. Although an augmentation request would be evaluated through the normal budget process, Department of Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary.

Staff Recommendation: **Authorize site selection.**



CONSENT ITEM

CONSENT ITEM – 14

DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF PARKS AND RECREATION (3790)

OCOTILLO WELLS STATE VEHICULAR RECREATION AREA, IMPERIAL COUNTY

DPR Project Number 1160, DGS Parcel 6490 (Mary A. C. Gootee), DGS Parcel 6632 (Pamela K. and Margaret E. Verhaegen)

Authority: Chapter 324/98, Item 3790-301-0263(1)
Chapter 106/01, Item 3790-490-0263(1)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 14

Department of General Services

Department of Parks and Recreation

Ocotillo Wells State Vehicular Recreation Area, Imperial County

Action requested

The requested action will authorize acquisition consistent with staff analysis.

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of additions to the State Park System for purposes consistent with the Off-Highway Vehicle Opportunity Fund without specifying particular parcels. This request will authorize acquisition of fee simple interest in the following properties:

| Owner | DGS Parcel (s) | DPR Parcel (s) | Acres | Purchase Price |
|-------------------------------------|----------------|----------------|--------------|---------------------|
| Mary A. C. Gootee | 6490 | A21878 | 10.0 | \$4,500.00 |
| Pamela K. and Margaret E. Verhaegen | 6632 | A24323 | 470.0 | \$258,500.00 |
| | | Totals | 480.0 | \$263,000.00 |

Funding and Project Cost Verification

This project is within cost. Chapter 324, Item 3790-301-0263(1) of the Budget Act of 1998, provides \$3,600,000 from the Off-Highway Vehicle Trust Fund for the acquisition of approximately 7,800 acres of unimproved desert land within the eastern portion of the Ocotillo Wells State Vehicle Recreation Area (SVRA) Park. Chapter 106/01 reappropriates these funds through Item 3790-490-0263(1). The park contains a total of approximately 51,000 acres. Total costs of \$679,125 were previously allocated from this appropriation to address the purchase price of acquisition projects. The property can be acquired within the remaining funds available and in accordance with Legislative intent.

\$3,600,000 total estimated project costs

\$679,125 project costs previously allocated: acquisition

\$263,000 project costs to be allocated: acquisition

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 25, 1999, and the waiting period expired on April 2, 1999.

Project Schedule

The anticipated close of escrow for these parcels is February 2003.

Condition of the Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to the Ocotillo Wells SVRA parcels on November 8, 2001. The acquisition consists of two parcels owned by Gootee and Verhaegen, comprising approximately 480 acres. The parcels are being acquired for management of the flat-tail horned lizard and cultural resource sites, among other things. Both parcels are undeveloped, containing no improvements, e.g., industrial uses, fuel storage, waste disposal, etc., that would raise a concern for migration of hazardous materials. Given the current condition of the subject properties and its prior land use, ESS staff recommends that a Phase I Site Assessment is not necessary. No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

Other:

- This project was approved for site selection by the State Public Works Board on February 9, 2001.
- The purchase price does not exceed fair market value as determined by a DGS approved appraisal.
- The property is vacant and unimproved and there is no relocation assistance involved with this project.
- The Department of Parks and Recreation (DPR) is not aware of any pending lawsuits concerning the property.
- Implied dedication may exist because an undetermined portion of the subject parcels may be subject to public use. These desert lands are typically traversed by the general public without regard for ownership; the use is open and notorious. Off highway vehicle use is consistent with SVRA park objectives.
- The staffing pertaining to this acquisition will be absorbed within DPR's existing support budget.
- These desert parcels are being acquired for inclusion in the state's Ocotillo Wells Off-Road Vehicle Park as an off-road vehicle park. Mineral rights with surface rights of entry were previously conveyed on some of the parcels within the Ocotillo Wells proposed acquisition area. There is no known active oil, gas or mineral extraction in the area and the potential for construction by the state at this remote desert location is not contemplated.
- The amount listed under the funding and project cost verification section does not take into account DGS staff costs, escrow fees or title fees. The amount of funding used to address DGS staff costs to date is \$25,978. DGS does not apply these costs to individual parcel, but instead charges these costs to the appropriation directly. The amount of escrow fees is based on the purchase price. A fee of \$125 is charged for those escrows with a purchase price of up to \$10,000. For those escrows exceeding \$10,000 but less than \$100,000 an escrow fee of \$300 is charged. In addition, title policy fees of \$360 to \$822 are charged on each contract. Escrow and title policy fees of \$9,141 have been paid for all transactions that have been recorded for this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 15

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SONOMA COAST STATE BEACH – SEQUEIRA PROJECT, SONOMA COUNTY
DPR Parcel Number A29501, DGS Parcel Number 10145

Authority: Chapter 379/02, Item 3790-301-6029(6)
Chapter 50/99, Item 3760-301-0001(1)

a. Authorize site selection and acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 15

Department of General Services, Department of Parks and Recreation
Sonoma Coast State Beach - Sequeira Project

Action Requested

The requested action will authorize site selection and acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The legislature approved funding to the State Coastal Conservancy (SCC) for a program to provide grants to local agencies or private entities or for direct state expenditures for coastal access and wetlands restoration, provided a dollar for dollar match was provided for any project funded through this program. A grant, consistent with this scope, was provided to a private entity to acquire approximately 911 acres adjacent to Sonoma Coast State Beach. The private entity is now offering the property to the Department of Parks and Recreation (DPR) provided that the DPR funds any acquisition overhead costs. The Legislature has provided funding to DPR for such overhead costs associated with acquisitions. The DPR has indicated that acquisition of this property will provide enhanced public access and recreational opportunities along the Sonoma Coast.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3760-301-0001(1) provided \$1,000,000 in Coastal Conservancy funds for the Coastal Restoration Challenge Grant Program. These funds were matched by the Sonoma County Open Space Authority, who authorized expenditure of \$1,370,000 of its funds so that the non-profit corporation, Sonoma Land Trust, could acquire this property. The Sonoma Land Trust acquired this property on December 8, 2000. Chapter 379/02, 3790-301-6029 (6) provides Proposition 40 funds to the DPR for statewide acquisitions, and there are sufficient funds to pay for the \$1,500 in overhead costs to acquire this property from the Sonoma Land Trust.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 2, 2000, and the waiting period expired on April 6, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is February 2003.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit of the property on November 18, 2002. Staff also reviewed a Modified Preliminary Site Assessment (PSA) Phase I, prepared for the property with the approval of the Coastal Conservancy. Staff believe PSA Phase I was professionally prepared to the standards as defined in the American Society of Testing and Materials (ASTM), and was the appropriate level of study. The PSA describes the 911 acre property as historically undeveloped. A record review indicated no evidence of dumping or other chemical or hazardous material usage on the site and no known hazardous materials were located in the vicinity. No records were found for hazardous materials, petroleum tanks, lumber treatment, or other environmental issues at the Red Hill Ranch site. Aimee Carroll of the Sonoma Land Trust provided a tour of the site. The site and surrounding land are undeveloped coastal mountain range land, adjacent to state-owned beachfront and parkland. Past use of the subject property has been limited to cattle grazing and non-invasive recreation. The current undeveloped condition of the subject property and surrounding parcels was found to be as stated in the findings of the Phase I PSA. No potential problems with hazardous materials were observed during the site visit, and the property is compatible with the proposed future use.

Other

- A private appraiser under contract to Sonoma Land Trust appraised the property and the property was acquired by Sonoma Land Trust consistent with the fair market value approved by the SCC and the Sonoma County Agricultural and Open Space District, the two funding entities for the December 2000 acquisition by Sonoma Land Trust.
- With the prior knowledge and consent of the SCC and the Sonoma County Open Space Authority, a conservation easement was placed on the property immediately upon close of escrow. This easement reduced the value of the land to \$195,000.
- The SCC anticipated and reported that the property would be transferred to the DPR after the Sonoma Land Trust acquired it. The DPR will acquire the property and pay title and closing costs. The DPR will also be responsible for future staffing, operating and maintenance costs.
- DPR estimates a need for an additional 3 positions and ongoing costs of \$622,000 for personal services, operating expenses and equipment. DPR further estimates one-time costs of \$263,000 for equipment including vehicles, trailer, radios, mower, boundary survey, base line resource studies, and trail access. This funding will allow for an interim trail system and access on the northern portion of the acquisition, public safety patrol, surveys, resource protection, and minimal ongoing maintenance. An augmentation request would be evaluated through the normal budget process, but given continued weakness in State revenues Department of Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. If additional funding is not provided, DPR will provide only authorized controlled access to the property and will absorb the cost of this limited controlled access.
- There is a cattle-grazing lease currently in effect that runs through June 30, 2006. DPR has reviewed the lease and is willing to assume the rights (to receive annual rent of \$4,500) and obligations of the lease.
- DPR is not aware of any lawsuits pending concerning the property.
- The property acquisition agreement will require delivery of clear title to the property.
- There is no implied dedication involved in this project.

Staff Recommendation: Authorize site selection and acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 16

DEPARTMENT OF GENERAL SERVICES (1760)
MILITARY DEPARTMENT (8940)
BAKERSFIELD ARMORY, VEHICLE TRANSPORTATION UNIT, KERN COUNTY
MIL Project Number 014, DGS Parcel Number 9881

Authority: Chapter 50/99, Item 8940-301-0001(3)
as re-appropriated by Chapter 52/00, Item 8940-490

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 16

Department of General Services
Military Department
Bakersfield Armory, Vehicle Transportation Unit

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The original appropriation contemplated acquisition of a specific property with industrial/office improvements located on a 9-acre site. The scope of the project has been modified by two scope change approvals from the Public Works Board (PWB).

At the January, 2001 PWB meeting, the Military Department (MIL) requested and received approval of a scope change to allow for acquisition of an alternate site. A 20-day letter from the Department of Finance regarding the scope change was sent to the Legislature on December 5, 2000 and received no response.

At the February, 2002 PWB meeting, MIL requested and received approval of a scope change to allow for acquisition of approximately 20 acres of vacant industrial property for an armory facility to accommodate two new military transportation units.

The property identified for site selection and acquisition is 21.35 acres located within the Gateway Business Park in the City of Bakersfield in Kern County. This site was approved for site selection at the June 14, 2002 PWB meeting, however, the property identified was approximately 25 acres. The seller has since sold a portion of the land with 21.35 acres remaining for the proposed acquisition.

Funding and Cost Verification

This project is within cost. Item 8940-301-0001(3), Budget Act of 1999, as reappropriated by Item 8940-490, Budget Act of 2000, authorized \$2,125,000 for acquisition and environmental study. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2003.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 13, 2002, and the waiting period expired on July 18, 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property on May 14, 2002. The site is vacant, and level with no vegetation found and no obvious hazards that could result in unknown future remediation costs to the State. The agency plans to gravel and asphalt the property to store military vehicles. The property is compatible with the proposed future use and considering the present site condition, a Phase I Site Assessment is deemed not to be necessary.

Other:

- The State Public Works Board granted site acquisition approval on November 8, 2002, for a site located approximately 10 miles north of this property. After lengthy negotiations, the owner would not agree to sell the site at the estimated fair market value as determined by a DGS approved appraisal.
- The proposed site meets the location requirements of the Military Department.
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this project.
- The site is planned for minimal site improvements and will be federally funded. Site improvements will be comprised of a combination of crushed aggregate and asphalt, barbed wire fence and light standards.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 17

DEPARTMENT OF PARKS AND RECREATION (3790)
BIG BASIN REDWOODS STATE PARK, SANTA CRUZ/SAN MATEO COUNTIES
Wastewater Collection/Treatment System Improvements

Authority: Chapter 379/02, Item 3790-301-0005 (8)

a. Recognize a scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 17

Department of Parks and Recreation
Big Basin Redwoods State Park, Santa Cruz/San Mateo Counties
Wastewater Collection/Treatment System Improvements

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. This project as approved by the Legislature would rehabilitate and improve the wastewater collection and treatment systems at Big Basin Redwoods State Park to address water quality violations. Such improvements were to be accomplished by lining of sewage collection lines and associated manholes, and making modifications of the wastewater treatment plant including the replacement of the disinfection system, rehabilitation of filters, upgrading the pH control system, improving the emergency generator system and providing staff operating space.

After design staff began work on the project and explored plant operations, they determined that although the original scope would make the plant more efficient and would greatly improve the discharge violations, additional improvements to the wastewater treatment plant were required to fully address the water quality violations. The Department of Parks and Recreation (DPR) is requesting that a second phase be added to the project to make further improvements to the plant including rehabilitation of the trickling filter, drain, vent system, the primary clarifiers and the secondary clarifiers; adding an automated monitoring and alert system to key process; re-plumbing some plant components to provide more flexibility in the plant operations; replacing the existing laboratory facility and purchasing some new monitoring equipment. These changes will provide more flexibility in plant operations, and help increase the reliability of meeting discharge standards and laboratory reporting requirements in a cost effective manner.

Legislative approval for the second phase will be sought through the normal budget process and the two phases would run on separate schedules. Performing the work in phases would not result in higher costs than performing the work through a single phase and would allow the first phase to be completed more expeditiously. The first phase appears to be beneficial regardless

of if the second phase is approved and funded by the Legislature. A scope change letter was sent to the Legislature on January 24, 2003, without comment.

Funding and Cost Verification

This project is not within cost. As approved, project costs are \$1,696,950. The proposed scope change increases project costs by \$1,204,000. The DPR is not seeking approval of this cost increase at this time. A funding request will be submitted for the additional costs through the normal budget process.

| | |
|-------------|--|
| \$1,699,000 | estimated project costs of approved phase |
| \$2,903,000 | total estimated project costs |
| \$76,000 | project costs previously allocated: preliminary plans (phase 1) |
| \$1,623,000 | project costs to be allocated: working drawings (phase 1) \$93,000, construction (phase 1) \$1,530,000 (\$1,282,000 contract, \$90,000 contingency, \$109,000 A&E costs, \$49,000 agency retained items) |
| \$1,204,000 | total estimated project costs of phase 2: preliminary plans \$98,000; working drawings \$58,000; construction \$1,023,000; equipment \$25,000. |

CEQA

CEQA compliance is not required for this action. CEQA has not been filed for either construction project.

Project Schedule

The project schedule is as follows:

Phase 1

| | |
|----------------------------|---------------|
| Approve preliminary plans: | April 2003 |
| Approve working drawings: | April 2004 |
| Complete construction: | February 2005 |

Phase 2

| | |
|----------------------------|---------------|
| Approve preliminary plans: | March 2004 |
| Approve working drawings: | November 2004 |
| Complete construction: | October 2005 |

Staff Recommendation: **Recognize a scope change.**

CONSENT ITEM

CONSENT ITEM – 18

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA REHABILITATION CENTER, NORCO, RIVERSIDE COUNTY
Potable Water System Improvements

Authority: Chapter 106/01, Item 5240-301-0001(24)
Chapter 379/02, Item 5240-301-0001(6)

- a. **Approve use of Inmate Day Labor**
- b. **Approve reversion of bid savings** **\$123,000**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 18

Department of Corrections
California Rehabilitation Center, Norco, Riverside County
Potable Water System Improvements

Action Requested

The requested action will approve the use of Inmate Day Labor (IDL) resources pursuant to Public Contracts Code Section 10103.5 and the reversion of bid savings.

Scope Description

This project is within scope. The scope of this project will make various improvements to the existing potable water distribution system based on findings identified within the Water Engineering Report and Master Plan. The project will correct a portion of the water system deficiencies by installing and replacing fire hydrants, distribution pipeline, pressure reducing valves, isolation valves, modifications to storage facilities, and making improvements to backflow prevention.

Funding and Cost Verification

This project is within cost.

\$1,950,000 total estimated project cost

\$2,073,000 project costs previously allocated: preliminary plans \$98,000, working drawings \$130,000; construction \$1,845,000 (contract \$1,530,000; contingency \$84,000; A/E \$96,000; agency retained \$135,000)

-\$123,000 net bid savings reversion (contract -\$280,000, contingency +\$20,000, A/E -\$71,000, agency retained +\$33,000, project administration +\$175,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 29, 2001, and the waiting period expired on January 2, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: April 2004

Staff Recommendation: Approve use of Inmate Day Labor and reversion of bid savings.

CONSENT ITEM

CONSENT ITEM – 19

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Engineering Building Unit 2

Authority: Government Code Section 15809; Section 5.03 and 5.11 of the Indenture by and between the State Public Works Board and the Treasurer of the State of California dated as of December 1, 1993.

- a. **Authorize execution of the First Amendment to Amended and Restated Site Lease by and between the State Public Works Board and the University of California and the Second Amendment to Facility Lease by and between the State Public Works Board and the University of California, for the 1993 Series B Lease Revenue Bonds and the 2001 Series A Refunding Bonds, Various University of California Projects.**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 19

University of California, San Diego
Engineering Building Unit 2

Action Requested

The requested action will authorize execution of the First Amendment to Amended and Restated Site Lease by and between the State Public Works Board and the University of California and the Second Amendment to Facility Lease by and between the State Public Works Board and the University of California, for the 1993 Series B Lease Revenue Bonds and the 2001 Series A Refunding Bonds, Various University of California Projects.

Background Information

In 1993, the State Public Works Board ("Board") issued lease revenue bonds (1993 Series B) to finance the construction of the educational facility known as the Engineering Building, Unit 2 on the University of California, San Diego campus. At the time the bonds were issued, the Board entered into a Site Lease and a Facility Lease with the University of California. The Facility Lease was amended in the course of a refunding that occurred in 2001; the refunding bonds are insured by AMBAC.

The property described in the Site Lease and the Facility Lease includes the footprint of the existing Engineering Building Unit 2 and additional land surrounding the building on all sides. This additional land is comprised of concrete sidewalks, vegetation, and light poles, among other things. The building is situated in the center of the parcel, and not all of the surrounding land is necessary for the efficient and proper use of the building. A portion of this surrounding land will be included in the future site of the Engineering Building Unit 3B project, and an additional portion of land will be deleted from the existing Engineering Building Unit 2 to more accurately described the site for the Engineering Building Unit 2.

The proposed First Amendment to Amended and Restated Site Lease and Second Amendment to Facility Lease will delete approximately 16,600 square feet that are currently described in the 1993 Series B Site Lease and Facility Lease. A certificate and supporting memorandum is on file from the University of California attesting that the approximately 16,600 square feet adjacent to the Engineering Building Unit 2 are not essential for the efficient and proper operation of the facility. Additionally, the removal of the land will not impact the fair rental value of the facility or require an adjustment in the rental payment. Lastly, consent from the bond insurer, AMBAC Assurance Corporation, has been obtained.

Staff Recommendation: Authorize execution of the First Amendment to Amended and Restated Site Lease and the Second Amendment to Facility Lease.

CONSENT ITEM

CONSENT ITEM – 20

CALIFORNIA COMMUNITY COLLEGES (6870)
BUTTE-GLENN COLLEGE DISTRICT
BUTTE COLLEGE, BUTTE COUNTY
Learning Resource Center

Authority: Chapter 891/01, Item 6870-301-0574 (34) (b)
Chapter 379/02, Item 6870-301-6028 (2)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 20

California Community Colleges, Butte College, Learning Resource Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a 47,844 asf multistory learning resource building with 11,726 asf for laboratory, 8,692 asf for office, 10,085 asf library, 5,676 asf AVTV, and 11,395 asf for other types of space. Minor refinements in design have resulted in a slight shifting of spaces but still yield the same asf.

Funding and Project Cost Verification

This project is within cost.

\$18,485,000 total estimated project costs

\$597,000 project costs previously allocated: preliminary plans

\$17,888,000 project costs to be allocated: working drawings \$608,000; construction \$15,683,000 (\$14,164,000 contracts, \$708,000 contingency, \$811,000 administration, testing, inspection) at CCCI 4019, and equipment \$1,597,000 at EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 28, 2002, and the waiting period expired on March 29, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003

Complete construction: April 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 21

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA BARBARA COMMUNITY COLLEGE DISTRICT,
SANTA BARBARA CITY COLLEGE, SANTA BARBARA COUNTY
Gymnasium Remodel

Authority: Chapter 891/01, Section 34(b)(17)
Chapter 379/02, Item 6870-301-6028 (48)

a. Recognize a scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 21

California Community Colleges
Santa Barbara Community College District, Santa Barbara City College,
Santa Barbara, Santa Barbara County
Gymnasium Remodel

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

The project is not within scope. The authorized scope of the project provides for the construction of 3,825 asf of lecture space and 130 asf AV/TV space, the reconstruction of 3,600 asf of physical education space, the renovation of utility and mechanical systems within the building, and improvements to building accessibility. The changes include converting 310 asf of the existing physical education service space to office space so faculty have access to the added instructional space and expanding the fitness center to meet the demands of increased enrollment and course desirability, both at local expense. If approved, the revised project will 1) convert 3,998 asf of physical education space to 3,940 asf of lecture space, 2) construct 4,065 asf of physical education space, and reconstruct service space to 310 asf of office space. A 20-day letter was sent to the Legislature on January 24, 2003, without comment.

| Category | Current Scope (asf) | Proposed Scope (asf) | Change (asf) |
|--------------------|-----------------------|----------------------|--------------|
| Lecture | 3,825 | 3,940 | +115 |
| AV/TV | 130 | -0- | -130 |
| Physical Education | 3,600 (actual: 3,998) | 4,065 | +465 |
| Office space | -0- | 310 | +310 |
| Total | 7,555 | 8,315 | +760 |

Funding and Project Cost Verification

The project is within cost. Pursuant to Section 13332.11 of the Government Code, the District seeks to increase overall asf to the project at district cost. The District estimates that the cost of the above changes increases the total project construction contract costs by \$682,000 and is willing to provide those additional funds so that the cost to the state does not change.

\$4,710,000 total estimated project costs

\$163,000 state funding previously allocated: preliminary plans \$163,000

\$3,865,000 state funding to be allocated: working drawings \$164,000 and construction \$3,645,000 (\$3,187,000 contracts, \$223,000 contingency, \$59,000 construction management, \$59,000 administration, \$117,000 testing and inspection) at CCCI 4019 and Equipment \$56,000 at EPI 2564.

\$682,000 district funds to be allocated: construction \$682,000 (\$682,000 contracts at CCCI 4019)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 4, 2002, and the waiting period expired on December 9, 2002.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: March 2003
Approve working drawings: December 2003
Complete construction: February 2005

Staff Recommendation: Recognize a scope change.

CONSENT ITEM

CONSENT ITEM – 22

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST HILLS COMMUNITY COLLEGE DISTRICT
KINGS COUNTY CENTER, KERN COUNTY
Phase 2B Classrooms/Laboratories

Authority: Chapter 891/01, Item 6870-301-0574 (b) (25)
Chapter 379/02, Item 6870-301-6028 (59)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 22

California Community Colleges, Kings County Center, Phase 2B Classroom/Laboratories

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs three buildings consisting of 25,150 asf including 1,378 asf classrooms, 18,976 asf laboratories, and 4,796 asf maintenance/storage. Design refinements have modified the building footprints but neither the gsf nor asf are impacted.

Funding and Project Cost Verification

This project is within cost.

\$10,400,000 total estimated project costs

298,000 project costs previously allocated: preliminary plans

\$10,102,000 project costs to be allocated: working drawings \$372,000; construction \$8,201,000 (\$7,425,000 contracts, \$371,000 contingency, \$405,000 administration, testing, inspection) at CCCI 4019, and equipment \$1,529,000 at EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 15, 1999, and the waiting period expired on August 14, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003

Complete construction: May 2004

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

OTHER BUSINESS

REPORTABLES

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary